



MONOCLE

250 TO 30,000 SQ FT OF BEAUTIFULLY DESIGNED WORKSPACE,  
FROM HEADQUARTERS FOR 300 PEOPLE TO CREATIVE STUDIOS

184 FERENSWAY • HULL • HU1 3UT



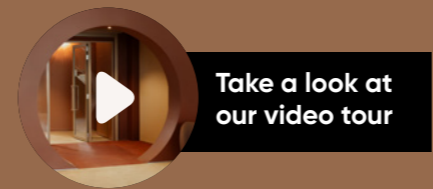
# MONOCLE

184 FERENSWAY • HULL • HU1 3UT

Welcome to MONOCLE, Hull's premium business address. This six-storey landmark offers 250 to 30,000 sq ft of beautifully designed workspace, from headquarters for 300 people to creative studios for two. Every detail is designed to inspire productivity and success. MONOCLE is modern, dynamic and built for businesses that expect the best.

MONOCLE KEY FEATURES

- On-Site Coffee House & Monocle Gallery
- Business Lounge
- CCTV / High Security
- Excellent Transport Links
- Heat & Cool System Throughout
- City Garden
- Gymnasium
- Secure Cycle Storage & Shower Rooms



Take a look at our video tour

MONOCLE

MONOCLE

MONOCLEHULL.CO.UK

A development by ALLENBY COMMERCIAL

MONOCLE

# WHERE BUSINESS MEETS LIFESTYLE



GYM COMPLIMENTED WITH CORE STRENGTH EQUIPMENT AND SHOWER ROOMS



BUSINESS LOUNGE, BOOKABLE MEETING ROOMS AND BREAK OUT PODS ON EVERY FLOOR



KITCHENS AND BREAK OUT SPACES FRONT AND CENTRE OF THE BUILDING



CITY GARDEN COMPLETE WITH A WATER FEATURE, PLANTS AND BAMBOO



Work, connect and recharge at MONOCLE. Enjoy free access to an on-site gym, flexible coworking areas, bookable meeting rooms, a podcast studio and event space, plus the peaceful City Garden with water features. Designed to support wellbeing and productivity, MONOCLE is Hull's most exciting new business community.



STUDIOS	STUDIOS
250	210
260	230
270	240
280	→
290	
←	

# FLEXIBLE OFFICE SPACES



**FULL FLOOR PLATES  
AVAILABLE ON REQUEST**



OFFICES FROM 2 - 300 PEOPLE



FURNITURE PACKAGES

MONOCLE offers premium offices for teams of 2 to 300 people, from SMEs to large enterprises. Spaces range from 250 to 30,000 sq ft across five floors, with full floors and bespoke layouts available. Turnkey packages include high-quality furniture, fittings and professional installation, ensuring a smooth move into a workspace ready from day one.



MEETING ROOMS AND BREAK OUT SPACES

WHAT'S INCLUDED IN YOUR STUDIO / OFFICE:

- High Speed Internet / Wi-Fi
- Desks with Drawers and Desk Dividers
- Operator Chair
- Air Con, Heating and Fresh Air Ventilation
- LED Track Spotlights
- Blinds
- 100% Recycled Yarn Carpet
- Fully Decorated

# COFFEE HOUSE & CO-WORKING



At MONOCLE, coworking comes easy. Relax in the business lounge or lively Daze coffee house, open to all. With stylish meeting rooms, modern pods and creative breakout areas free for tenants to book at their will, it's the perfect place to meet, connect and collaborate.



Take a look at our video tour

# LOCATION



1 MIN WALK TO HULL INTERCHANGE



ONSITE VISITOR CAR PARK PLUS PRIVATE CAR PARK WITH 60+ SPACES 4 MINS WALK AWAY



10 MIN WALK TO HULL MARINA



25 MILE DRIVE TO HUMBERSIDE AIRPORT

## MONOCLE

In the heart of Hull city centre, MONOCLE is perfectly located beside Paragon Interchange and just steps from St Stephen's Shopping Centre. Restaurants, bars, boutique shops and parking are all on your doorstep. Culture and entertainment are close too, with Hull Truck Theatre and Connexin Live hosting shows and events year-round. The nearby DoubleTree by Hilton offers luxury stays, while the MKM Stadium delivers top-level football and rugby just minutes away. With direct A63 links, MONOCLE keeps you connected to everything Hull has to offer.



PARAGON INTERCHANGE 1 MIN WALK



DOUBLE TREE BY HILTON 3 MINS WALK



HULL TRUCK THEATRE 3 MINS WALK



CONNEXIN LIVE 5 MINS WALK



ST STEPHEN'S SHOPPING CENTRE 2 MINS WALK



PARAGON ARCADE 3 MINS WALK



FERENS ART GALLERY 4 MINS WALK



HULL CITY HALL 4 MINS WALK



HULL MARINA 10 MINS WALK

# REGIONAL HIGHLIGHTS

## WHY BUSINESSES ARE CHOOSING HULL



**Award winning university**  
University of Hull currently enrolls over 16,000 students, employs over 2,500 people and offers a diverse academic portfolio across 50 disciplines.



### Connection

With internet speeds of one gigabit per second and full fibre connectivity across the city; Hull is considered one of the most digitally enabled cities in the world.



### £3 billion investment

Hull has attracted investment over £3 billion. Resulting in the creation of 6,000+ new jobs.



### Rapid access

Quick access to major cities and Europe by road, rail, ferry and air.



# YOU'LL BE IN GOOD COMPANY

## HERE ARE SOME NATIONAL NAMES YOU MIGHT RECOGNISE

Smith+Nephew

arco  
Experts in Safety

INEOS

CRODA  
SMART SCIENCE TO IMPROVE LIVES

SIEMENS Gamesa  
RENEWABLE ENERGY

Rix

reckitt

CRANSWICK plc  
Great British Taste

ideal  
HEATING

KCOM

ResQ

WILLIAM JACKSON FOOD GROUP

# TERMS



DAZE COFFEE HOUSE

### Rent POA

Speak to us about your requirements and we can provide custom terms and agreements to suit your business.  
Prices vary depending on size & requirement.

### EPC

Leading the way in sustainable building, this project reduces operational carbon by 70%, the equivalent of taking 24 cars off the road each year. The 50,000 sq ft office generates 88,725 kWh of clean solar energy, while the refurbishment has saved 1.39 million kg of CO<sub>2</sub>e. That is comparable to the amount of carbon 64,000 seedlings would absorb over ten years. Perfect for companies aiming to accelerate their journey to net zero, MONOCLE supports ambitious environmental goals and a greener future.

### INCENTIVE

Allenby Commercial will provide a full bespoke office fit out including heat & cool system and ventilation, floor covering, decoration, kitchen and W.C. fit-out.

### BRIEF TERMS (SUBJECT TO CONTRACT)



WORK BOOTHS



MEETING ROOMS



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184 FERENSWAY • HULL • HU1 3UT

LANDLORD & DEVELOPER

**ALLENBY COMMERCIAL**

**Charlie Allenby**

Office: 01482 647138

Mob: +44 (0) 7415 960 864

email: [charlie@allenbycommercial.co.uk](mailto:charlie@allenbycommercial.co.uk)



@monocle\_hull

@allenby\_commercial

[allenbycommercial.co.uk](http://allenbycommercial.co.uk)



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